

# COMMUNICATIONS REPORT

**Mahone Bay  
Community Land Co-op  
February 2025**



*This communication report is being sent from Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People covered by the "Treaties of Peace and Friendship", first signed with the British Crown in 1725. This treaty did not deal with the surrender of lands, but instead was meant to build a relationship between nations.*

## **You are invited: Public and Members meeting**

- Are you interested in exploring the housing crisis and the solutions available?
- Are you not yet a member and interested in learning more about co-op housing and the Mahone Bay Community Land Co-op?
- Are you interested in joining the Board of Directors and working to develop co-op housings in Mahone Bay and area
- Do you need a solution to your housing problem and perhaps live in a co-operative in the community? **Come and join the MBCLC.**

**You are invited to a public and members meeting on February 23 at St James Anglican Hall in Mahone Bay, 2:00pm—4:00pm**

### **Agenda:**

- 1) 2:00pm—3:00pm: Public Meeting; About MBCLC and co-op housing  
Guest speaker: Greg O'Neill, experienced co-op manager
- 2) 3:00pm—4:00pm Special Members meeting: Nomination and vote on new board member(s)

Location: St James Anglican Hall (on Parish St. Across from the Irving Gas Station/Tim Hortons).

For Question about the meeting, membership, or joining the board of directors, please contact [mbclc@protonmail.com](mailto:mbclc@protonmail.com)

## **Event Report: Non-profit and co-op Housing Day**

The Nova Scotia Non-Profit Housing Association (NSNPHA) and Co-operative Housing Federation of Canada held an event in January, Nova Scotia Non-Profit and Co-op Housing Day. The focus of the day was policy engagement; how to approach our elected officials with a unified voice of how to move forward to address the housing needs of the province.

It was a great opportunity to network with others in the non-profit housing arena. There are three "asks" that we are taking to MLA's.

**1. Establish a stable pipeline of non-profit and co-operative housing development projects.** Support the creation of a stable pipeline of non-profit and co-operative housing development projects by increasing the Affordable Housing Development Program's funding, increasing funding available through the Nova Scotia Community Housing Growth Fund, and enabling better coordination between federal and provincial resources.

**2. Ensure dedicated, long-term rental assistance for low-income households living in non-profit and co-operative housing.** Ensure a 10-year provincial rental assistance program for low-income households living in at-cost non-profit and co-op homes. This will help individual in core housing need - specifically those paying more than 30% of their gross income on housing - and support with the province's housing affordability goals. Investing in rental assistance for non-profit and co-op housing is more cost-effective for the government compared to subsidies in the private market. Non-profit and co-op housing providers operate "at cost", directing public funds toward affordability rather than private profit.

**3. Support rural affordable housing solutions.** Develop a rural -specific stream within the Affordable Housing Development Program to address the unique housing needs and logistical challenges of Nova Scotia's rural areas. Rural communities in Nova Scotia face unique challenges in housing development, from limited infrastructure to higher construction costs and fewer contractors. Establishing a dedicated rural stream within the Affordable Housing Development Program will allow these communities to access the tailored support they need. This targeted approach is essential for balanced regional growth, preventing migration pressures on urban centres and helping maintain economic stability in rural areas.

All of these recommendations also help educate our MLA's so they can make more informed decisions. Housing is a foundation of economic resilience. When we can make a case not only for the social benefits of non-profit housing, but economic benefits, our case is strengthened. Research shows that every \$1 million spent on affordable housing generates an additional \$2.9 million for local economies, supporting jobs in construction, retail, and services, and benefitting communities across the province.

When we join our voice with others advocating for sustainable and affordable housing, we have greater impact. It was a worthwhile day spent with other housing providers.

## Opportunities Committee Update

In our last newsletter we reported that MBCLC and the Town of Mahone Bay were collaborating on an environmental and topographical analysis was ongoing at a property on Hawthorn Rd.

The final report, which will help determine what kind of development might be possible on this land, has recently been received by the board. Further updates will be discussed at the public and members meeting on February 23<sup>rd</sup>. The Opportunities Committee continues to consider other development opportunities in Mahone

### In the news

- Hamilton co-op residents celebrate their 1st holidays in a building they worked over a year to own (<https://www.cbc.ca/news/canada/hamilton/caroline-co-op-1.7412629>)
- Canada needs to catch up on co-op housing: Three lessons from Europe's success (<https://www.corporateknights.com/buildings/co-op-housing-europe-lessons/>)

*The Mahone Bay Community Land Co-op is now on Instagram! Join us and help us connect with the community.*

*User name: mahonebayclc*

